



## **CITY OF BRAZIL**

### **Office of Planning and Zoning/Code Enforcement**

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### **City of Brazil Board of Zoning Appeals Regular Meeting September 7, 2010 at 6:00 p.m.**

#### **PRESENT:**

**JASEN GIBBENS, PRESIDENT  
MATTHEW S. HUBER, SECRETARY  
ROBERT KULOW  
VEDA BUSSING  
MATT POLLOM**

Planning administrator Stacy Gibbens and councilman Bill Lovett were also present.

I. The case involving the placement of a trailer on the property at 340 East County Road 900 North, also known as East Pinckley Street.

Bradley K. Staley, who lives on the property requested permission to place a trailer on the land for his wife's daughter and her children.

Neighbor Ed Emmert had concerns about the number of trailers eventually to be placed on the property and of proper septic systems.

A question of proper permits was also raised by Emmert concerning past mobile dwellings at the property.

The age of the trailer was a concern, nearly 20 years old, a model 1993.

Matthew Huber voiced concern about the effects on the surrounding area of the trailer considering the many new brick homes nearby and the lack of any other trailers in the neighborhood.

Jason Gibbens and Emmert debated the two mile limit with city jurisdiction and Gibbens' concerns about the lack of representation Staley has by living outside the city boundaries although encompassed by the two mile reach of the city law concerning trailers since 1988.

Bob Kulow expressed concern about the trailer being placed on the Staley land and stressed enforcement of the current law.

Veda Bussing stated if we make an exception here then we have to grant all trailer applicants permission, a sentiment agreed upon by Matt Pollom, Huber and Kulow.

Stacy Gibbens stated zoning is always looked at by perspective businesses in Clay County and Brazil.

Mr. Staley told the board the trailer could be in place for up to 18 years.

Bussing suggested Staley could add on to his current dwelling to accommodate the family.

Jason Gibbens then asked for a motion concerning the case.

The motion was made by Pollom to reject the trailer application and was seconded by Kulow.

Huber, Pollom, Kulow and Bussing voted to reject and Gibbens voted to accept. (4-1 vote)

II. The trailer swap case of several years ago was discussed briefly concerning a trailer on Morgan Street. Stacy Gibbens had contacted ZAB members who were on the board at the time of their recollections of the issue.

III. Discussion of various city ordinances were voiced by all as an education to the board. Stacy Gibbens provided insight on rules concerning how the city operates in regards to all things zoned.

Jason Gibbens asked the ZAB if November 8th was open to the board for the next meeting. All were in agreement.

The September 7th meeting was then dismissed.

Respectfully submitted by ZAB secretary Matthew S. Huber